

## Goal: SUSTAINABLE COMMUNITY DEVELOPMENT

### *Desired Community Condition(s)*

The downtown area is vital, active, safe, and accessible.

Medium to high-density neighborhoods that contribute to a more compact urban form are an available choice.

Neighborhoods with civic and commercial destinations within walking distance are an available choice.

### Program Strategy: COMMUNITY REVITALIZATION

49506

To plan and actively coordinate with other agencies and the private sector to redevelop and revitalize existing communities.

**Department:** PLANNING

### *Service Activities*

Community & Neighborhood Coordination

Historic Preservation

Infill Strategy

Center Revitalization (Downtown, Uptown and others)

Albuquerque Development Services

Urban Corridors Enhancement

### *Strategy Purpose and Description*

The purpose is to prevent deterioration of existing neighborhoods, and to continuously work with communities to be involved in local government. The Office of Community & Neighborhood coordination actively works with all recognized neighborhoods.

### *Changes and Key Initiatives*

Implementation studies will be developed to effect the centers and corridors policies of the Comp Plan.

Implementation of the downtown sector plan will be continued through cooperation between the City and private sector.

Historic buildings and areas will continue to be protected through registration, incentives, and public education.

### *Priority Objectives*

<i>Fiscal Year</i>	<i>Priority Objectives</i>
2005	OBJECTIVE 9. <input type="checkbox"/> In partnership with the Historic District Improvement Corp. (HDIC), complete construction of the Silver Avenue Apartments by the end of the fourth quarter, FY/05. OBJECTIVE 10. <input type="checkbox"/> In partnership with the Historic District Improvement Corp. (HDIC), complete construction of the Gold Avenue Lofts by the end of the third quarter, FY/05 and the FNB lofts by the end of the fourth quarter, FY/05.
2005	OBJECTIVE 5. Issue a Request for Proposals (RFP) to implement the West Central Metropolitan Redevelopment Plan including Atrisco Plaza by the end of the First Quarter, FY/05.
2005	OBJECTIVE 12. Initiate Phase II Streetscape Improvements at the International Marketplace by the end of the Second Quarter, FY/05. Provide a progress report to the Mayor and the City Council by the end of the Fourth Quarter, FY/05.

### *Input Measure (\$000's)*

2001	110	110 GENERAL FUND	1,081
2002	110	110 GENERAL FUND	1,080
2003	110	110 GENERAL FUND	1,015
2004	110	110 GENERAL FUND	1,389
2005	110	110 GENERAL FUND	1,508

<i>Strategy Outcome</i>	<i>Measure</i>	<i>Year</i>	<i>Project</i>	<i>Mid Year</i>	<i>Actual</i>	<i>Notes</i>
All neighborhoods are organized and have a voice in local government	<i>Advanced training provided to neighborhood associations</i>	2001			10	
		2002	15		15	
		2003	10		10	
		2004	10		1	Over 40 participants in Neighborhood President and Vice President training workshop.
		2005	10			

<i>Strategy Outcome</i>	<i>Measure</i>	<i>Year</i>	<i>Project</i>	<i>Mid Year</i>	<i>Actual</i>	<i>Notes</i>
Downtown Albuquerque is economically healthy, vital and vibrant	<i>Proportion of downtown housing units to jobs</i>	2001			1 unit to 39 jobs	
		2002			1 unit to 39 jobs	
	<i>Proportion of downtown housing units to jobs</i>	2003			1 unit to 39 jobs	
	<i>Proportion of downtown housing units to jobs</i>	2004	1 unit to 39 jobs		1 unit to 39 jobs	
		2005	1 unit to 39 jobs			

<i>Strategy Outcome</i>	<i>Measure</i>	<i>Year</i>	<i>Project</i>	<i>Mid Year</i>	<i>Actual</i>	<i>Notes</i>
A long range vision and revitalization program is developed for Uptown as a premier urban center.	<i>Residential development within Uptown core</i>	2001			tbd	
		2002				tbd
		2003			see notes	Development plans under review.
		2004			est. 700	Abq. Uptown proposed development includes 732 residential units. Construction to begin 2005.
		2005				

<i>Strategy Outcome</i>	<i>Measure</i>	<i>Year</i>	<i>Project</i>	<i>Mid Year</i>	<i>Actual</i>	<i>Notes</i>
Infill and redevelopment of centers and corridors is promoted using redevelopment tools and powers.	<i>Building permits within centers</i>	2004	see notes			Measures to be developed

**Goal:** SUSTAINABLE COMMUNITY DEVELOPMENT  
**Parent Program Strategy:** COMMUNITY REVITALIZATION  
**Department:** PLANNING

**Service Activity:** Community & Neighborhood Coordination

4961000

**Service Activity Purpose and Description**

The Office of Community and Neighborhood Coordination serves as a liaison between Albuquerque's 250+ neighborhood associations and local government: Publishes the Neighborhood News that provides information between neighborhoods and local government. Provides a series of workshops throughout the year on such topics as Neighborhood Leadership Training Academy, Neighborhood Association Patrol Training, Land Use Issues and other topics. Responsible for the implementation of O-92 (The Neighborhood Association Recognition Ordinance) passed in 1987 by the City Council. Assists with the formation of new neighborhood associations and the revitalization of inactive groups. Assists in the development of coalitions of groups of neighborhood associations.

**Changes and Key Initiatives**

New training programs will be offered to neighborhood leaders:

1. How to conduct effective meetings
2. Parliamentary procedure
3. District coalition training

**Input Measure (\$000's)**

2002	110	110 GENERAL FUND	446
2003	110	110 GENERAL FUND	400
2004	110	110 GENERAL FUND	232
2005	110	110 GENERAL FUND	383

**Strategic Accomplishments**

FY04: Produced board training program on GOV16 and made video available to the public.

Output Measures	Year	Projected	Mid-Year	Actual	Notes
annual distribution of monthly newsletter	2001			28,300	
	2002	13,000		19,234	
Annual hard copy distribution of monthly newsletter	2003	8,300		6828	
	2004	8,300	4150	7,673	
	2005	6000			

Output Measures	Year	Projected	Mid-Year	Actual	Notes
number of neighborhood organization workshops	2001			30	
	2002	34		29	
Number of neighborhood organization workshops.	2003	38		34	
	2004	38	16	29	
	2005	38			

<b>Output Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
organize neighborhood associations upon request (annually)	2001			8	
	2002	10		9	
Organize neighborhood associations upon request (annually)	2003	10		13	
	2004	10	6	11	
	2005	10			

<b>Output Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
work with neighborhood residents to revitalize ailing neighborhood associations (number of associations)	2001			4	
	2002	15		15	
Work with neighborhood residents to revitalize ailing neighborhood associations (number of associations).	2003	15		42	
	2004	15	18	30	
	2005	20			

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Percentage of neighborhood associations that feel the service of the Office of Community & Neighborhood Coordination meet their needs.	2001			62%	
	2002	62%		62%	
Percentage of neighborhood associations that feel the service of the Office of Community & Neighborhood Coordination meet their needs.	2003	62%*		62%	*Projected figures based on FY/02 survey.
	2004	62%*		86%	*Figures based on FY/04 survey.
	2005	62%*			*New survey to be conducted.

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Percentage of neighborhood associations who rate the Neighborhood Newsletter as good or excellent.	2001			78%	
	2002	78%		78%	

Percentage of neighborhood associations who rate the Neighborhood Newsletter as good or excellent.	2003	78%*		78%	<i>*Projected figures based on FY/02 survey.</i>
	2004	78%*		87%	<i>*Figures based on FY/04 survey.</i>
	2005	78%*			<i>*New survey to be conducted.</i>

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Percentage of workshop participants who rate the Office of Community & Neighborhood Coordination workshops as good or excellent.	2001			66%	
	2002	66%		66%	
Percentage of workshop participants who rate the Office of Community & Neighborhood Coordination workshops as good or excellent.	2003	70%*		70%	<i>*Projected figures based on FY/02 survey.</i>
	2004	70%*		63%	<i>*Figures based on FY/04 survey.</i>
	2005	70%*			<i>*New survey to be conducted.</i>

**Goal:** **SUSTAINABLE COMMUNITY DEVELOPMENT**

**Parent Program Strategy:** **COMMUNITY REVITALIZATION**

**Department:** **PLANNING**

**Service Activity:** Historic Preservation

4962000

**Service Activity Purpose and Description**

The Historic Preservation Program is focused on informing the public on local historic places, their value, and how to preserve them, and secure grant funds. Plan, procure, and manage the services of professional historians, archaeologists, and designers.

Primary customers are owners and neighbors of historic properties, agencies whose work may affect those areas, and local people and visitors who want to know more about Albuquerque's historic places.

Hundreds of requests for assistance were answered last year on historic preservation issues. Many historic properties remain unregistered or have been demolished since being inventoried and evaluated years ago, leaving owners ineligible for historic rehabilitation tax incentives. Unregistered historic areas and sites are being registered and publications on local historic places are being produced and distributed; some are available online.

**Changes and Key Initiatives**

More effort is expected in getting City projects approved by other authorities.

Staff is working increasingly in direct support of the Landmarks and Urban Conservation Commission, including landmarks project design review and setting future policy.

**Input Measure (\$000's)**

2002	110	110 GENERAL FUND	81
2003	110	110 GENERAL FUND	77
2004	110	110 GENERAL FUND	84
2005	110	110 GENERAL FUND	86

**Strategic Accomplishments**

FY/04: \$18,500 grant award for preservation planning and public information.

FY/04: Historic building survey of Los Alamos Addition, Revision of Huning Highlands Historic District building status, building survey of East End Addition.

FY/04: DeAnza Motor listed on National Register (April 2004).

<b>Output Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Archaeological Survey Reports (number of reports)	2001			2	
	2002	1		3	
Archaeological Survey Reports (number of reports)	2003	1		1	
	2004	2	1	0	Funding for this program expired.
	2005	1			

<b>Output Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Historic District Resurvey	2001			140	
	2002	10		10	
Historic District Resurvey	2003	110		12	
Historic Building Survey	2004	135	122	126	

<b>Output Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Historic property nominations to National Register	2001			2	
	2002	3		3	
Historic property nominations to National Register	2003	1		2	
	2004	1	1	6	
	2005	3			

<b>Output Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Historic property registered on National Register	2001			1	
	2002	3		1 *note	*Historic property is a district of 800+ buildings.
Historic property registered on National Register	2003	1		1	
Historic districts registered on National Register	2004	1	1	0	
	2005	1			

<b>Output Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Number of Publications Albuquerque Area Archaeology Cemeteries of Albuquerque, Historic Route 66 Map & Guide Available to the public	2001			1	
	2002	1		1	
Number of New Publications--Historic Route 66 Map & Guide and Albuquerque Historic Sites calendar	2003	0		1	
	2004	1	1	1	Doves Along the Ditch Bank; Hell's Half-Acre.
Number of New Publications	2005	1			

<b>Output Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Historic buildings registered on National Register.	2003	1		2	
	2004	1	0	1	DeAnza Motor Lodge
	2005	2			



<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Continue Recognition of Albuquerque as a Certified Local Government (Historic Preservation Program Certification)	2001			\$21,500	<i>Certified \$21,500 grant</i>
Continue Recognition of Albuquerque as a Certified Local Government (Historic Preservation Program Certification)	2002	see notes		\$17,698	<i>Certified \$17,698 grant</i>
Continue Recognition of Albuquerque as a Certified Local Government (Historic Preservation Program Certification)	2003	see notes		\$14,308	<i>Certified \$14,308 grant</i>
	2004	see notes		\$18,500	<i>Certified \$18,500 grant</i>
	2005	see notes			<i>Certified \$18,500 grant</i>

**Goal:** SUSTAINABLE COMMUNITY DEVELOPMENT  
**Parent Program Strategy:** COMMUNITY REVITALIZATION  
**Department:** PLANNING

**Service Activity:** Infill Strategy

4963000

**Service Activity Purpose and Description**

The Infill Strategy is an ongoing review of policies for overcoming barriers to infill development.

The primary customers are property owners, real estate professionals, developers, environmental groups, consultants and neighborhood associations. An infill development strategy reduces sprawl, makes more efficient use of existing city infrastructure, encourages multi-modal transportation solutions with increasing density and promotes renewal of older areas in the city.

**Changes and Key Initiatives**

Adopt mixed use zoning in designated centers and corridors which would allow joint residential and commercial development.

**Input Measure (\$000's)**

2002	110	110 GENERAL FUND	105
2003	110	110 GENERAL FUND	111
2004	110	110 GENERAL FUND	70
2005	110	110 GENERAL FUND	220

**Strategic Accomplishments**

<i>Output Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
Number of city-wide building permits issued within the 1960 City limits (Infill area)	2001			1,243	All types of construction
	2002	1,000		1354	All types of construction
Number of city-wide building permits issued within the 1960 City limits (Infill area)	2003	1,000		1000	All types of construction
	2004	1,000			All types of construction

<i>Output Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
Number of city-wide building permits issued within the 1960 City limits (Infill area)	2001			356	New construction
	2002	250		447	New construction
	2003	250		385	New construction
	2004	250	204	398	New construction
	2005	250			

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Activity centers and transit corridors identified by the Comprehensive Plan become vital areas of housing, employment and commerce.	2004	see notes		Done	<i>The International Marketplace is developed and constructed in FY/04. Grand opening was in April 2004.</i>

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Percentage of Albuquerque residents that prefer residential area growth through developing vacant land in built-up parts of the City.	2005	50%			

**Goal: SUSTAINABLE COMMUNITY DEVELOPMENT**

**Parent Program Strategy: COMMUNITY REVITALIZATION**

**Department: PLANNING**

**Service Activity: Center Revitalization (Downtown, Uptown and others)**

**4964000**

***Service Activity Purpose and Description***

Planning and organization development for the City's key urban centers (e.g. Downtown and Uptown) is critical to implementing the concepts of centers and corridors. Development activity in Downtown was stagnant for over 10 years. Uptown development was stymied by lawsuits and lack of civic infrastructure. (Loop Rd. and Transit Center). The Downtown and Uptown planning efforts organize property owners and residents into action and the plans provide policy and capital infrastructure guidance on future development. The Downtown Action Team (DAT) and the Uptown merchants, property owners and neighborhoods have organized and taken active roles in revitalizing these urban centers.

***Changes and Key Initiatives***

Implementation of the Downtown Plan is underway. Uptown is the subject of significant development proposals (Winrock redevelopment, Old Monroe, and St. Pius School sites) shaping use of the Uptown Plan. Other centers revitalization and development efforts will be coordinated with the Urban Corridors Enhancement service activity.

***Input Measure (\$000's)***

2002	110	110 GENERAL FUND	232
2003	110	110 GENERAL FUND	203
2004	110	110 GENERAL FUND	213
2005	110	110 GENERAL FUND	221

***Strategic Accomplishments***

FY/03: Uptown Plan amendments reviewed, deferred in lieu of private development proposals and District Court decisions.

FY/04: Downtown was declared a Metropolitan Redevelopment Area (MRA) and the Downtown 2010 was adopted as the MRA Plan. Albuquerque Uptown Development Plans approved by the EPC.

<i>Output Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
Number of building permits issued in Downtown. Increased development and building activity in Downtown.	2001			46	
	2002	35		52	
Number of building permits issued in Downtown. Increased development and building activity in Downtown.	2003	50		34	
	2004	50	1	37	1 residential + 36 commercial permits.
	2005	50			

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Stakeholders are brought into general agreement regarding implementation of centers revitalization strategies including mixed use zoning.	2004	see notes			<i>Mixed use zoning amendments to the Zoning Code are adopted in FY/05.</i>

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Centers are encouraged to develop to their highest use.	2005	see notes			<i>Mixed use zoning is adopted to encourage center revitalization.</i>

**Goal:** SUSTAINABLE COMMUNITY DEVELOPMENT

**Parent Program Strategy:** COMMUNITY REVITALIZATION

**Department:** PLANNING

**Service Activity:** Albuquerque Development Services

4965000

**Service Activity Purpose and Description**

Albuquerque Development Services promotes redevelopment (both housing and commercial) through strategic planning, creating Metropolitan Redevelopment Areas, working with community groups and leaders to establish their priorities, purchasing property for projects that can act as an anchor for other new development in the area, issuing Requests for Proposals to develop the City owned property and then setting up public/private partnerships where the private sector is the developer.

**Changes and Key Initiatives**

Introduce Tax Increment Districts to City Council for approval.

State Legislature amend the Metropolitan Redevelopment Code to authorize tax increment districts.

Adopt Downtown and Central Avenue as tax increment districts.

**Input Measure (\$000's)**

2004	110	110 GENERAL FUND	547
2005	110	110 GENERAL FUND	420

**Strategic Accomplishments**

FY/05: Completion of Gold Avenue Lots, Silver Court Apartments and Major Street Townhouses.

FY/04: Downtown MR Plan/adopted.

FY/04: West Central MR Plan/adopted.

FY/04: Draft MR Highland Central Plan - Public Review.

FY/04: Blue Spruce Purchase/Demolition.

FY/04: Trumbull Property Acquisitions for Phase 1 Housing Project.

<i>Output Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
New units begin construction	2004	176	42	42	<i>Apartments downtown</i>
	2005	214			<i>Silver Court Apartments, Union Gas Lofts, Bell Trading Post.</i>

<i>Output Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
New units completed.	2004	50	20	126	<i>Townhomes at Old Albuquerque High School.</i>
	2005	110			<i>Old Albuquerque High.</i>

<i>Output Measures</i>	<i>Year</i>	<i>Projected</i>	<i>Mid-Year</i>	<i>Actual</i>	<i>Notes</i>
Commercial Development	2004	35,000 sf new space	der constructi	40,300	<i>International Marketplace OAHS Market</i>
	2005	7,000 sf new space			<i>Old Albuquerque High</i>

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Providing needed goods and services to underserved areas.	2004	Retail (2) Centers Built		2	<i>New business development.</i>

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Building community through interaction of groups.	2004	Planning Groups (4) estab		6	<i>Citizens' teams participate.</i>

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Initiating private development with limited public funds.	2004	see notes*		2	<i>*Developers (2) purchase land and start construction.</i>  <i>Investment returns to area.</i>  <i>Silver Court Apts and Bell Trading Post</i>

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Development of the Near Heights Redevelopment Plan	2005	Adopted			

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Foster the use of tax increment financing at the district level.	2005	see notes			<i>Amend the Metropolitan Redevelopment Statute at the State Legislature to allow tax increment financing districts.</i>

**Goal: SUSTAINABLE COMMUNITY DEVELOPMENT**  
**Parent Program Strategy: COMMUNITY REVITALIZATION**  
**Department: PLANNING**

**Service Activity: Urban Corridors Enhancement**

**4966000**

**Service Activity Purpose and Description**

Many corridors are hindered by sluggish economic activity, blighted, or underutilized areas, and infrastructure deficiencies. This program is geared to directly or indirectly revitalize lands/uses in important corridors. Detailed examination of revitalization and development opportunities on urban corridors city wide is ongoing, in cooperation with Albuquerque Development Services, Transit and other agencies. The first priority corridor is Central Avenue.

Key Department Objectives Continuing for FY/04 are:

1. Amend Zoning Code to facilitate high quality, pedestrian-friendly development by incorporating design standards for non-residential development.
2. Amend Zoning Code to incorporate new mixed use zones which facilitate Centers & Corridors program and similar initiatives.

**Changes and Key Initiatives**

A continuing key initiative will be coordination among City staff and other agencies in partnership to leverage redevelopment/enhancements. Public and stakeholder involvement in planning the development of activity centers and linking transportation corridors is in progress.

Several Zoning Code initiatives underway should be completed in FY/04: Design standards for non-residential development, and develop new mixed-use zones for Centers and Corridors.

**Input Measure (\$000's)**

2002	110	110 GENERAL FUND	216
2003	110	110 GENERAL FUND	224
2004	110	110 GENERAL FUND	243
2005	110	110 GENERAL FUND	178

**Strategic Accomplishments**

FY/04: Discussions of proposed MU zones held with all district neighborhood coalitions and the development community; draft revised four times in response; introduced to EPC June 2004.

FY/04: Recommended sidewalk, street tree and subdivision ordinance revisions and DPM revisions regarding major local streets (improving walkable neighborhoods per PGS initiative) being reviewed by DMD and Public Works as of 6/30/04. Completed amendments to Zoning Code concerning setbacks, lot sizes and other provisions to enable pedestrian-oriented neighborhoods.

<b>Output Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Completed preparation of proposed mixed use zone, with corollary amendment of Zoning Code to enable its application to properties in priority corridors.	2004	see notes		see notes	Introduced to EPC in June 2004; deferred to build more community agreement.
	2005	see notes			

<b>Quality Measures</b>	<b>Year</b>	<b>Projected</b>	<b>Mid-Year</b>	<b>Actual</b>	<b>Notes</b>
Stakeholders are brought into general agreement regarding application of mixed use zoning and ADS resources to priority corridor development.	2004	see notes		see notes	Stakeholders still not in agreement as of 6/30/04. Additional discussions, revisions underway.